035.0	0002	0024.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	773,700 / 773,700
					USE VALUE:	773,700 / 773,700
					ASSESSED:	773,700 / 773,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		GARDNER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROTEAU ETHAN
Owner 2:	PENG WEI
Owner 3:	
Street 1:	15 FRANCES RD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	92421 Type:

PREVIOUS OWNER

Owner 1:	POLLANDER ALIDA -
Owner 2:	-
Street 1:	32 GARDNER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,370 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6370.000	377,600	5,000	391,100	773,700
Total Card	0.146	377,600	5,000	391,100	773,700
Total Parcel	0.146	377,600	5,000	391,100	773,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.71 | /Parcel: 503.7

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	24226
GIS Ref	
GIS Ref	
Insp Date	11/16/18

!2861!

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0002-0024.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	377,600	5000	6,370.	391,100	773,700	773,700	Year End Roll	12/18/2019
2019	101	FV	273,400	5100	6,370.	354,400	632,900	632,900	Year End Roll	1/3/2019
2018	101	FV	273,400	5100	6,370.	336,100	614,600	614,600	Year End Roll	12/20/2017
2017	101	FV	273,400	5100	6,370.	293,300	571,800	571,800	Year End Roll	1/3/2017
2016	101	FV	273,400	5100	6,370.	250,600	529,100	529,100	Year End	1/4/2016
2015	101	FV	266,800	5200	6,370.	232,200	504,200	504,200	Year End Roll	12/11/2014
2014	101	FV	266,800	12100	6,370.	192,500	471,400	471,400	Year End Roll	12/16/2013
2013	101	FV	266,800	12100	6,370.	183,300	462,200	462,200		12/13/2012

PRINT

Date	Time
12/10/20	18:12:24

LAST REV

Date	Time
09/20/19	08:24:56
apro	
2861	

USER DEFINED

Prior Id # 1:	24226
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POLLANDER ALIDA	53214-255		7/16/2009	Change>Sale	300,000	No	No		
CRONIN CAROLE	31668-485		8/1/2000		325,000	No	No		
	10913-339		8/26/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2013	1559	Manual	6,000	C				
3/18/2011	168	Inter Fi	20,600					2ND&3RD FLR/REROOF
10/19/2010	2154	Addition	22,000					ADD FULL 2ND FLRW/
8/9/2010	965	New Wind	1,250					REPL 6 WINDOWS
7/27/2009	630	Redo Kit	10,000					
10/6/1997	598	Manual	2,500					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	HS	Hanne S
1/28/2014	Info Fm Prmt	EMK	Ellen K
4/20/2011	Info Fm Prmt	BR	B Rossignol
1/21/2009	Meas/Inspect	189	PATRIOT
2/9/2001	MLS	MM	Mary M
3/6/2000	Mailer Sent		
3/2/2000	Measured	197	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6370		Sq. Ft.	Site		0	64.	0.96	3									391,104						391,100	

Total AC/HA: 0.14624 | Total SF/SM: 6370 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,104 | Spl Credit | Total: 391,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23178184
Const Adj.:	0.99989998
Adj $ / SQ:	153.957
Other Features:	110040
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	423374
Depreciation:	45724
Depreciated Total:	377649

COMMENTS

EST SHEDS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	6	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

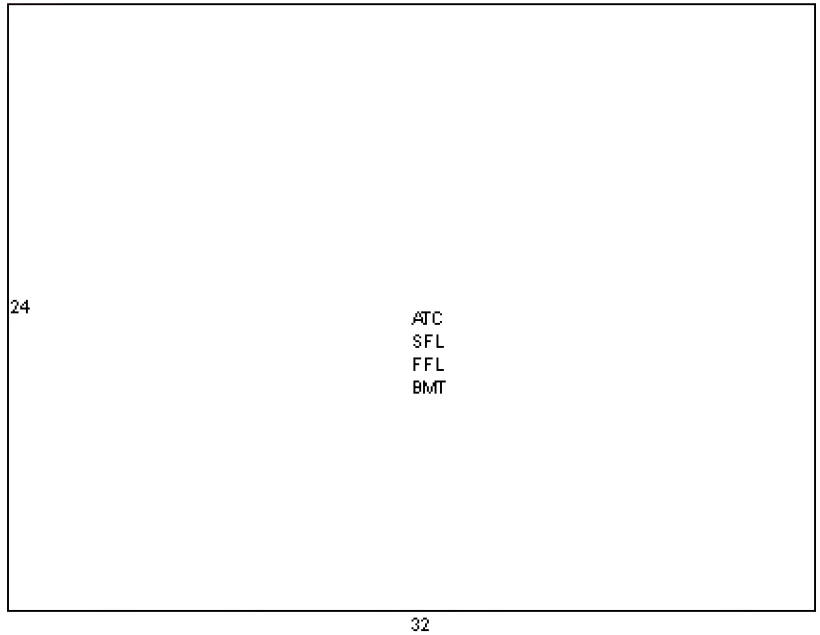
No Unit	RMS	BRS	FL
1	9	6	
Totals			
1	9	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	153.96
Special Features:	0	Val/Su Net:	146.75
Final Total:	377600	Val/Su SzAd	209.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	46.190	35,472
FFL	First Floor	768	153.960	118,239
SFL	Second Floor	768	153.960	118,239
ATC	Attic	269	153.960	41,384

Net Sketched Area:	2,573		Total:	313,334	
Size Ad	1804.7999	Gross Are	3072	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0002-0024.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	28X8	A	AV	1980	6.89	T	31.2	101			1,100			1,100
2	Frame Shed	A	Y	1	5X4	A	AV	1980	0.00	T	31.2	101						
6	Carport	D	Y	1	20X20	A	AV	2009	10.63	T	8	101			3,900			3,900

More:	N	Total Yard Items:	5,000	Total Special Featues:		Total:	5,000